

CITY OF
ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE

CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD

AGENDA

TUESDAY, FEBRUARY 11, 2020 - 3:00 PM

ALCAZAR ROOM

1. ROLL CALL
2. SWEARING IN OF STAFF
3. APPROVAL OF MINUTES
 - 3.A. (January 14, 2020)
4. DISCLOSURE OF EX-PARTE COMMUNICATIONS
5. GENERAL PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA
6. BUILDING CODE VARIANCES / REMOVAL OF PROTECTED TRESS
 - 6.A. None.
7. REVIEW OF PREVIOUSLY HEARD CASES
 - 7.A. 2019-0484
Robert A. Sutliff
22 Dolphin Drive
City Code, Chapter 19, Section 19-3, Unlawful conditions.
 - 7.B. 2019-0314
George A. Allen
47 Abbott Street
City Code, Chapter 19, Section 19-4, Certain growth prohibited.

8. REVIEW OF NEW CASES

8.A. 2019-0498

Priscilla Davenport

93 and 95 Oneida Street

City Code, Chapter 19, Section 19-4, Certain growth prohibited.

9. CITY ATTORNEY ITEMS

9.A. 2018-0417

Robert F. and Melanie G. Keegan

41 Cincinnati Avenue

City Code, Chapter 19, Section 19-4, Certain growth prohibited.

Order Authorizing Foreclosure.

10. OTHER BUSINESS

10.A. None.

11. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

12. ADJOURNMENT

Notices: In accordance with Florida Statue 286.0105: "If any person decides to appeal any decision by the Code Enforcement, Adjustments and Appeals Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771(TDD) or 1-800-955-8770(V), via Florida Relay Service.

"Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body."

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
January 14, 2020

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, January 14, 2020, in the Alcazar Room at City Hall. The meeting was called to order by Stephen Simmons, Chairman, and the following were present:

1. ROLL CALL

Stephen Simmons, Chairman
Larry Weeks, Vice Chairman
CeCe Reigle - Absent
Thomas Day
William Masson
(Vacant Seat)
(Vacant Seat)

Staff Present:

John Cary, Esq., Assistant City Attorney
David Birchim, Director, Planning & Building Department
Richard Schauland, Building Official
Curtis Boles, Code Enforcement Inspector
Robert van Mierop, Code Enforcement Inspector
Sandra Partin, Administrative Coordinator, Recording

The City staff was sworn in.

2. Election of Chairman and Vice Chairman.

Mr. Day nominated Stephen Simmons as the new Chairman, and Mr. Simmons accepted the nomination. The motion was seconded by Mr. Masson and approved by unanimous voice vote.

Mr. Day nominated Larry Weeks as the new Vice Chairman, and Mr. Weeks accepted the nomination. The motion was seconded by Mr. Masson and approved by unanimous voice vote.

3. Acknowledgement and Appreciation of Service to Exiting CEAAB Members.

Mr. Birchim acknowledged and expressed gratitude to Mrs. Martha Mickler for her service to this Board and her community and presented her with a letter of recognition and a city coin as a token of appreciation from the City of St. Augustine.

Mr. Noel Mahr had also served a term on the Board that expired in December 2019. Mr. Mahr was not present to receive a letter of recognition and city coin as a token of appreciation; however, staff wished to acknowledge and thank

him for his service and dedication to the Board and his community.

Mrs. Mickler approached the podium and expressed her pleasure in serving this Board and her community for the past six years and thanked her fellow board members and city staff for their cooperation and service to the community as well.

Mr. Simmons proposed the practice consistent with Robert's Rule for the new year and provided a brief description to establish the responsibilities and duties of this Board. He then explained the guidelines by which this Board imposed fines, which was consistent with Florida Statute, Chapter 162.

4. APPROVAL OF MINUTES
(November 19, 2019)

MOTION

Mr. Masson moved to approve the minutes as presented. The motion was seconded by Mr. Day and approved by unanimous voice vote.

5. DISCLOSURE OF EX-PARTE
COMMUNICATIONS

None.

6. GENERAL PUBLIC COMMENT
FOR ITEMS NOT ON THE AGENDA

None.

7. VARIANCES/TREE REMOVAL

None.

8. REVIEW OF PREVIOUSLY HEARD
CASES

Item 8 (a) **2019-0381**

Roman Catholic Church
101 San Marco Avenue
City Code, Chapter 22, Section 22-16,
(b)(1)(i)
Use of and/or construction in city
rights-of-way

Mr. van Mierop read the staff report and provided recommendation that the case be closed for compliance.

Neither the Respondent nor representative were present.

Public comment was opened, however there was no response.

MOTION

Mr. Masson moved to approve an Order Closing Case for Compliance. The motion was seconded by Mr. Weeks and approved by unanimous voice vote.

Item 8 (b) 2019-0328

Sarah Robert
36 Magnolia Avenue
City Code, Chapter 8, Section 8-301
International Property Maintenance
Code, Section(s) 304.2, 304.7, and
304.13.
Property Maintenance

Mr. van Mierop read the staff report and provided recommendation that the case be closed for compliance with the previously imposed fine waived.

Neither the Respondent nor representative were present.

Public comment was opened, however there was no response.

MOTION

Mr. Masson moved to approve an Order Closing Case for Compliance and further ordered that the previously imposed fine be waived. The motion was seconded by Mr. Weeks and approved by unanimous voice vote.

9. REVIEW OF NEW CASES

Item 9 (a) 2019-0484

Robert A. Sutliff
22 Dolphin Drive
City Code, Chapter 19, Section 19-3
Unlawful conditions

Mr. van Mierop read the staff report and provided recommendation that in consideration of recent communication with the respondent, the Board continue this case until the next hearing, and allow the respondent 10 days to bring the property into compliance.

Mr. Simmons stated that he would rather move forward with the case and allow the respondent 10 days to correct the violation.

Mr. Weeks and Mr. Masson concurred.

MOTION

Mr. Masson moved to approve an Order Finding Violation, allowing the Respondent ten (10) days from that day to correct the violations, or a fine in the amount of \$250 per day and each day thereafter be imposed until the property had been brought into compliance. The motion was seconded by Mr. Day and approved by unanimous voice vote.

Mr. Simmons stated to counsel that he would like to have on the record that "in compliance with Federal Statute 286.0105" be added to any motion where a fine was set.

Mr. Cary stated that he would like to have an opportunity to review the statute prior to responding.

Mr. Simmons asked that it be added to the next agenda.

10. CITY ATTORNEY ITEMS

Mr. Cary stated that he had two items for the Board, one being the Foreclosure of 52 Spring Street, and the other at the request of the new Chairman, Mr. Simmons.

He also advised that the property located at 41 Cincinnati Avenue would be brought before the Board at the next hearing for Foreclosure as well.

Item 10 (a) 2018-0607

Les Bons Temps Rouler, LLC 52 Spring Street Standard Housing Code 1997 Edition, Chapter 305, Section 305.3, Roofs

Mr. Cary provided a brief history of the case and read the guideline provided in Florida Statute, Chapter 162.09 (3), and requested that the Board approve an Order Authorizing Foreclosure of the property located at 52 Spring Street.

MOTION

Mr. Masson moved to approve an Order Authorizing Foreclosure for the property located at 52 Spring Street. The motion was seconded by Mr. Weeks and approved by unanimous voice vote.

Mr. Cary then announced that at the pleasure of the Chair, a presentation under City Attorney Items, would be provided each month for some matter of law or policy that would be helpful for this Board.

At this meeting he chose to present the *Organization Resolution*, explaining that every two years the City Commission offers a resolution that provides procedures and matters that help the process in running City Board Meetings, and then he elaborated on the subject.

Mr. Simmons commented that panels such as this, much like a court, does operate from a docket while they must stick to an agenda. And he explained that his position on public comment was to exclude that item from this Board's agenda list, as to circumvent a rally of a large group coming to the podium for three minutes of public comment on a topic that this Board had no control over.

Mr. Cary advised that resolution passed by the City Commission was that Boards and Committees shall provide for a general public comment period. And added that with this Board not being televised, he did not believe this to be a desirable meeting to filibuster.

11. OTHER BUSINESS

None.

**12. REVIEW OF CONFLICT
STATEMENTS FROM PREVIOUS
MEETING**

None.

13. ADJOURNMENT

Meeting was adjourned at 3:38 P.M.

Stephen Simmons, Chairman

Sandra Partin, Administrative
Coordinator

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments & Appeals Board (CEAAB)

DATE: February 11, 2020

SUBJECT: Case Number: 2019-0484

RESPONDENT: Robert A. Sutliff

LOCATION: 22 Dolphin Drive, Parcel Number 219440 0000

VIOLATION: City Code, Chapter 19, Section 19-3, Unlawful Conditions

BACKGROUND INFORMATION:

November 1, 2019: I noticed various items of junk and debris on the property. On the northeast side of the property, unsheltered and exposed to the elements, was a wooden pallet, some plastic chairs, ceiling tiles, broken ceramic objects, a 4 foot by 4 foot sheet of plywood, and other unidentifiable junk and debris.

November 4, 2019: A letter was sent to the Respondent advising of the Code Violations and allowing 15 days to bring the property into compliance.

November 19, 2019: The various items of junk and debris were still on the property. It appeared that no work had been done to clean up this property since the Violations were discovered on November 1, 2019.

November 22, 2019: Planning and Building received a complaint on the above property alleging that rats are running around on the property.

December 12, 2019: An Official Notice of Violation was sent via Certified Mail to the Respondent, allowing until December 23, 2019 to bring this property into compliance. As of January 2, 2020, the Respondent had not signed for the receipt of the Notice of Violation.

December 27, 2019: An Official Notice of Hearing was sent to the Respondent via Certified Mail. As of January 2, 2020, the Respondent had not signed for the receipt of the Notice of Hearing.

December 30, 2019: The property was posted with an Official Notice of Hearing.

January 14, 2020: The CEAAB considered this case and allowed the Respondent 10 days to bring this property into compliance.

January 24, 2020: I was contacted by the Respondent who advised that the property had been cleaned up. At that time the Respondent was advised that the property would be inspected the following Monday.

January 27, 2020: An inspection showed that the property is now in compliance.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find this property to be in compliance with City Code, Chapter 19, Section 19-3, Unlawful Conditions, and that this case be closed for compliance.



**Robert van Mierop
Code Enforcement Officer**

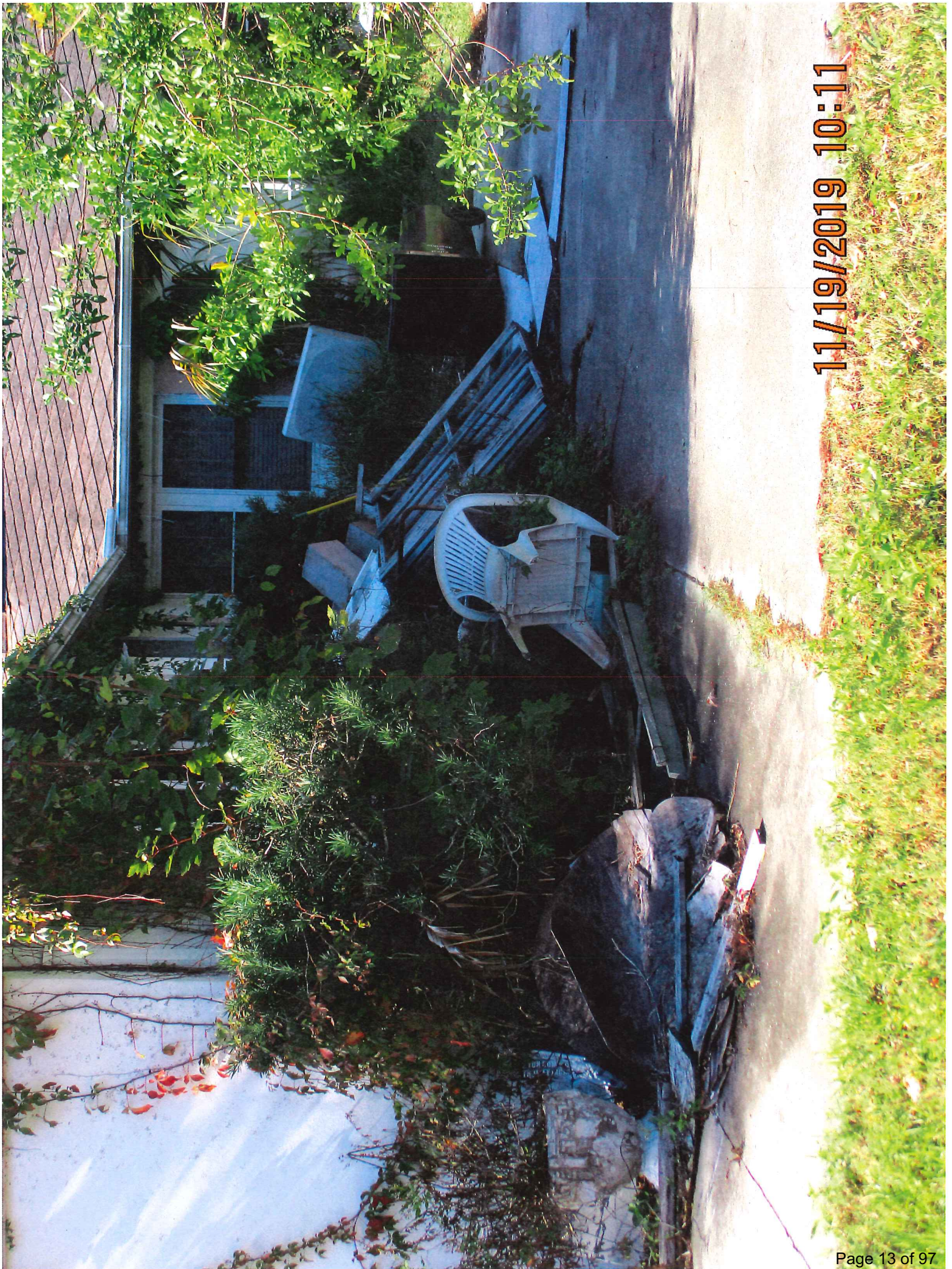
Sec. 19-3. - Unlawful conditions.

It shall be unlawful to deposit, keep, or maintain the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city. A structure that is in violation of chapter 8, article IV, is a nuisance.

(Code 1964, § 12-19; Ord. No. 96-27, § 2, 6-10-96; Ord. No. 19-05, § 1, 4-22-19)









11/19/2019 10:11



11/01/2019 11:23



11/01/2019 11:23



St. Johns County, FL

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2194400000
Location Address	22 DOLPHIN DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 18 & 19 BLK 43 OR3288/635(Q/C) &4166/369(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.250
Homestead	Y

Owner Information

Owner Name	Sutliff Robert A 100%
Mailing Address	22 DOLPHIN DR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2020
Building Value	\$100,450
Extra Features Value	\$680
Total Land Value	\$195,693
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$296,823
Total Deferred	\$27,336
Assessed Value	\$269,487
Total Exemptions	\$50,000
Taxable Value	\$219,487

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$103,494	\$729	\$163,836	\$0	\$0	\$268,059	\$264,462	\$53,597	\$214,462
2018	\$105,017	\$777	\$163,836	\$0	\$0	\$269,630	\$259,531	\$60,099	\$209,531
2017	\$54,030	\$826	\$147,908	\$0	\$0	\$202,764	\$202,764	\$50,000	\$152,764
2016	\$87,315	\$729	\$147,908	\$0	\$0	\$235,952	\$221,195	\$14,757	\$221,195
2015	\$90,380	\$729	\$113,775	\$0	\$0	\$204,884	\$201,086	\$3,798	\$201,086
2014	\$86,505	\$729	\$95,571	\$0	\$0	\$182,805	\$182,805	\$0	\$182,805
2013	\$89,388	\$729	\$77,367	\$0	\$0	\$167,484	\$167,484	\$0	\$167,484
2012	\$90,830	\$729	\$68,197	\$0	\$0	\$159,756	\$159,756	\$0	\$159,756
2011	\$93,714	\$729	\$75,774	\$0	\$0	\$170,217	\$170,217	\$0	\$170,217
2010	\$95,155	\$729	\$84,194	\$0	\$0	\$180,078	\$75,666	\$154,412	\$25,666

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2746	Roof Cover	Asbestos
Conditioned Area	1996	Interior Flooring	Carpet, Hardwood
Actual Year Built	1948	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block, Stucco	Baths	2

Category	Type	Pct
Exterior Wall	Concrete Block	60%
Exterior Wall	Stucco	40%
Roofing Structure	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1996	1996
UNFINISHED GARAGE	0	720
FINISHED OPEN PORCH	0	30
Total SqFt	1996	2746

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	504

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	111	100	111	EF	\$195,693

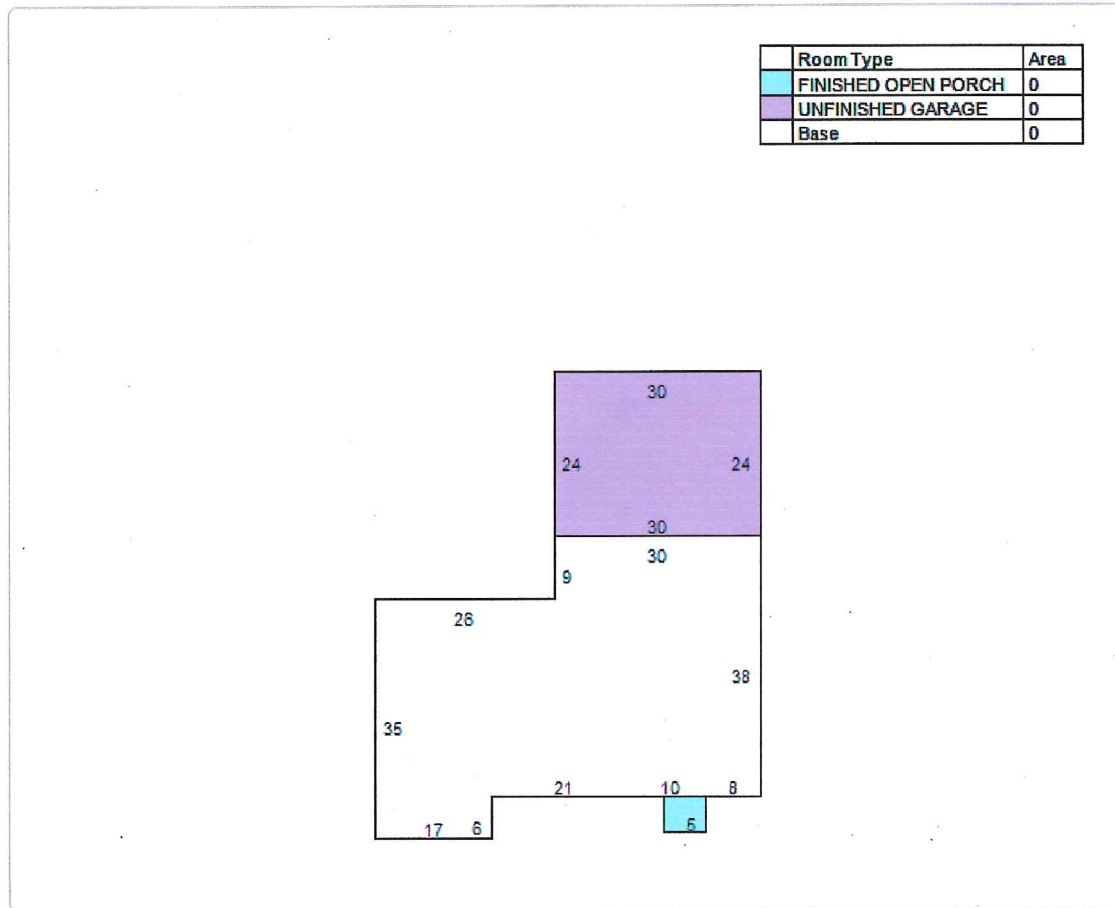
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/23/2016	12/3/2012	\$100.00	QC	4166	369	U	I	SUTLIFF LESTER D 3RD	SUTLIFF ROBERT A
2/19/2010	1/27/1995	\$0.00	QC	3288	635	U	I	SUTLIFF LESTER D JR,DOROTHY M	SUTLIFF LESTER D 3RD

Area Sales Report

Recent Sales in Area

Sketch Information



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**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments & Appeals Board (CEAAB)

DATE: February 11, 2020

SUBJECT: Case Number: 2019-0314

RESPONDENT: George A. Allen

LOCATION: 47 Abbott Street, Parcel Number 195290 0000

VIOLATIONS: City Code, Chapter 19, Section 19-4, Certain Growth Prohibited

BACKGROUND INFORMATION:

May 17, 2019: I received a complaint alleging that weeds and grass in the rear yard of the above property had grown to a height of almost three feet and that there seemed to be an increase in the presence of rats in the area.

May 30, 2019: I went to the property where I verified and photographed the violation. A letter was sent to the home address of the Respondent allowing 21 days to bring the property into compliance.

July 19, 2019: After observing that the property had not been brought into compliance, an Official Notice of Violation was sent to the Respondent. It was returned, unsigned, on July 26, 2019.

July 31, 2019: A reinspection of the property showed that some yard clearing had begun but the work had stopped with less than half of the back yard being mowed. A photograph was taken.

August 17, 2019: Another reinspection showed that apparently no work had been done since the July 31, 2019 inspection. A photograph was taken.

September 18, 2019: An Official Notice of Hearing was sent to the above property and it was returned, unsigned, on September 23, 2019. The Official Notice of Hearing was also posted with the Clerk's office and it was posted at the Respondent's residence.

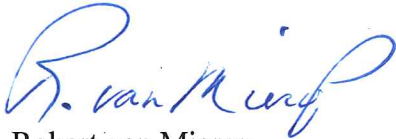
October 8, 2019: The CEAAB, having heard testimony and reviewed evidence, found this property to be in violation of City Code, Chapter 19, Section 19-4, allowed the Respondent zero (0) days to correct the violation and imposed a fine in the amount of \$500.00 per day, for the "repeat violation", until such time as the property had been brought into compliance. The Board further ordered that their previously imposed fine in the amount of \$750.00 be filed with the St. Johns County Clerk of Court.

With the \$500.00/day fine having accrued for 127 days as of today's date, and the standard threshold of \$50,000.00 for accruing fines having been reached, staff has brought this property back before the Board for the imposition of the fine in the form of a lien against the property.

January 31, 2020: A "Posting Affidavit" of this day's hearing was placed at both the subject property and the Respondent's address of record, as well as with the City Clerk's Office.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB approve the recording of a lien in the amount of \$63,500 and that this case be closed. Any further Code violations will then be filed as new violations if they occur.



Robert van Mierop
Code Enforcement Officer

Sec. 19-4. - Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

(Code 1964, § 14-14; Ord. No. 19-05, § 1, 4-22-19)



01/28/2020 10:52





01/28/2020 10:52

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2019-0314

PROPERTY LOCATION: 47 ABBOTT STREET

PROPERTY OWNER: GEORGE A. ALLEN

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

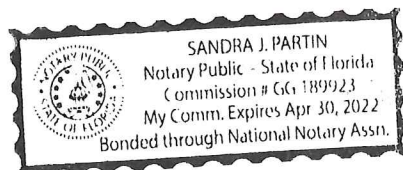
POSTED PROPERTY: JANUARY 31, 2020



Robert van Mierop
Code Enforcement Officer

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JANUARY, 2020





SIGNATURE OF NOTARY

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: CE2019-0314
PROPERTY LOCATION: 47 ABBOTT STREET
PROPERTY OWNER: GEORGE A. ALLEN
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4.
Certain growth prohibited.
POSTED PROPERTY: JANUARY 31, 2020

Robert van Microp
Robert van Microp
Code Enforcement Officer
NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JANUARY, 2020



SIGNATURE OF NOTARY

Robert van Microp

01/31/2020 10:33





POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:

CE2019-0314

PROPERTY LOCATION:

47 ABBOTT STREET

PROPERTY OWNER:

GEORGE A. ALLEN

VIOLATION OF CITY CODE:

CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

POSTED PROPERTY:

JANUARY 31, 2020

Robert Van Mierop
Robert Van Mierop
Code Enforcement Officer

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JANUARY, 2020



Robert Van Mierop
SIGNATURE OF NOTARY

01/31/2020 11:29

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2019-0314

PROPERTY LOCATION: 47 ABBOTT STREET

PROPERTY OWNER: GEORGE A. ALLEN

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

POSTED AT CITY HALL:

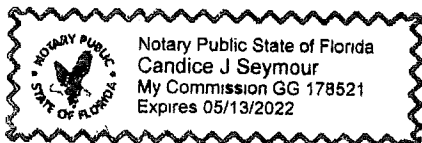
January 31, 2020

Darlene Galambos

**DARLENE GALAMBOS
CITY CLERK**

**NOTARY PUBLIC,
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF
January, 2020.**



Candice J. Seymour
SIGNATURE OF NOTARY



City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

OFFICIAL NOTICE OF CONFIRMATION OF ACTION AND OFFICIAL NOTICE OF CEAAB HEARING

October 8, 2019

George A. Allen
7 Saragossa Street
St. Augustine, FL 32084-3623

RE: 47 Abbott Street
Certain growth and conditions prohibited.
City Code, Chapter 19, Section 19-4
CEAAB Case No. 2019-0314

Dear Mr. Allen:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on October 8, 2019, relative to your case.

The CEAAB found the case in "Violation". The "Order Finding Violation" allowed the Respondent zero (0) days from the date of the "Order" to correct the violation, or a fine of \$500 per day, for the repeat violation, will be imposed for each day the violation continued. A copy of the "Order Finding Violation" is attached. The CEAAB hearing was conducted in accordance with F.S. 162.07, and as a part of the hearing procedure this "Official Notice" is being sent to you as required by State Law.

Please contact me at 825-1066 if you have any questions concerning this correspondence.

Sincerely,

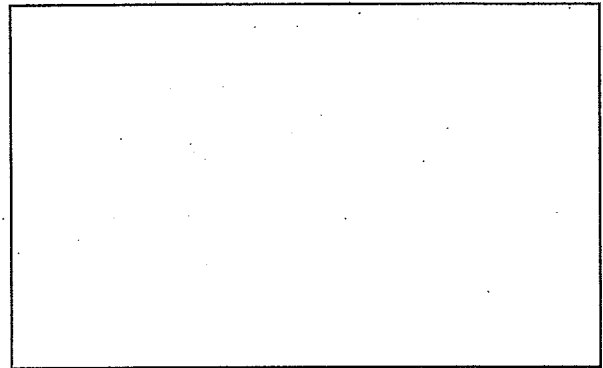
Robert van Mierop
Code Enforcement Inspector

Certified Mail: 7015 3430 0000 8755 4310

cc: John P. Regan, City Manager
John Cary, Assistant City Attorney
CEAAB File

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER FINDING VIOLATION
AND IMPOSING A FINE
CEAAB CASE NUMBER: CE2019-0314**



IN THE MATTER OF:

ALLEN GEORGE A
47 ABBOTT STREET
SAINT AUGUSTINE, FL 32084

(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 19, Section 19-4

VIOLATION SITE: 47 ABBOTT STREET

LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 5 BLK G OR652/1670 & 653/1800
(ORDER OF FAMILY ADMIN)

PARCEL NUMBER: 195290 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON OCTOBER 8, 2019 AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on October 8, 2019, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present.

2. In response to a public complaint, the staff observed the following code violations on May 30, 2019:
 - a. Excessive growth of weeds and grass.
3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

Chapter 19, Section 19-4

4. On July 19, 2019, the Planning and Building Department sent an "Official Notice of Violation" to the respondent, via certified mail, which was returned unclaimed.

5. On September 18, 2019, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of CEAAB Hearing" for October 8, 2019. And on September 18, 2019, the property and the City Clerk's Office was posted with an affidavit of an "Official Notice of CEAAB Hearing" for October 8, 2019.
6. On October 8, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent zero (0) days from the date of the "Order" to correct the violation. The Board further ordered that a fine of \$500.00 per day, for the repeat violation, would be imposed for each day the violation continued.
7. In the event of a future violation of this "Order Finding Violation," Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

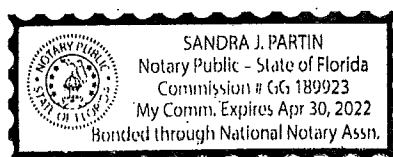
DONE AND ORDERED THIS 8TH DAY OF OCTOBER, 2019 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Martha W. Mickler
Martha Mickler, Chairman
Code Enforcement, Adjustments and Appeals Board

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Martha Mickler, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 8th day of October, A.D., 2019.



Sandra J. Partin
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

Item 5 (a) **2019-0328**

Neil Sexton

36 Magnolia Avenue

**City Code, Chapter 8, Section 8-301
International Property Maintenance
Code, Section(s) 304.2, 304.7 and
304.13**

Property Maintenance

Property in state of disrepair. A blue tarp on the roof was weathered and torn, exposing roof damage. A previously boarded up window on the north side of the house was open and the plywood had fallen off. A fence panel at the northeast corner of the house had fallen to the ground, leaving the property open to trespass.

Mr. Schauland read the staff report and gave recommendation that considering the recent sale of the property, the case be closed. And any further code violations would be addressed as new violations to the new owner.

The Board discussed:

- Recent permit applications made.
- The previously ordered fine by this Board running with the property.
- The amount of the accrued running fine.

Mr. Cary responded that the fine runs with the property, and he read the Florida Statute into the record.

Mr. Birchim informed the Board that their previous order was imposed

against the previous owner, as this board was unaware of the new owner. And that the running fine to date would be \$2,750.

Public comment was opened, however there was no response.

Mr. Weeks commented that should this Board apply staff recommendation; they could bring this case before the Board at the next meeting and make a ruling.

MOTION

Mr. Masson moved to ALLOW the fine to continue to run until the property was brought into compliance. The motion was SECONDED by Mr. Mahr and APPROVED BY UNANIMOUS VOICE VOTE.

Item 5 (b) **2019-0314**

George A. Allen

47 Abbott Street

**City Code, Chapter 19, Section 19-4
Certain growth prohibited**

Rear property overgrown and not maintained in accordance with city code.

Mr. Schauland read the staff report and recommended that Board find the property to be in repeat violation of City Code, Chapter 19, Section 19-4, and that a fine in the amount of \$500 per day, and each day thereafter, be imposed until the property was brought into compliance. He further recommended that the Board's

previously ordered fine of \$750.00, in CEAAB Case Number 2018-0416, be recorded with the St. Johns County Clerk of Courts, as the property owner failed to comply with this Board's stipulations of that Order.

The Board discussed:

- Whether staff had been able to make contact the respondent.
- Whether the respondent was physically able to maintain the property.

Public comment was opened.

Marie Ostrund, Abbott Street, commented to the following:

The property had been vacant for 12 years. It attracted vagrants. In the past, the owner had cut the grass from time to time, but it had not been taken care of for some time. A couple of years ago a tree fell during the Hurricane and damaged her fence. The owner did not have the money to remove the tree, and she had to pay for the removal of the tree and repairs to her fence. That she has had a few rats entering her property from the adjacent property.

Public comment was closed.

Mr. Weeks agreed with staff recommendation.

Ms. Reigle commented that if there was an elderly person living in the home, she would be inclined to reduce the fine. However with the property having been

vacant for 12 years, she was in favor of the maximum repeat violation fine of \$500 per day.

MOTION

Mr. Weeks moved to **APPROVE** an **Order Finding Violation** and impose a fine in the amount of **\$500 per day**, for the repeat violation, until the property was brought into compliance. And further ordered that the previously imposed fine in the amount of **\$750.00** be filed with the Clerk of Court. The motion was **SECONDED** by Mr. Day and **APPROVED BY UNANMOUS VOICE VOTE.**

6. REVIEW OF NEW CASES

Item 6 (a) 2019-0381

Roman Catholic Church

101 San Marco Avenue

City Code, Chapter 22, Section 22-16

(b)(1)(i)

Use of and/or construction in city rights-of-ways

A new fence, constructed on the south property line of the above address, along Pine Street, was installed in the City Right-of Way.

Mr. Schauland read the staff report and recommended that the Board continue the case until the City Commission had an opportunity to review the License Agreement application that had been submitted.



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

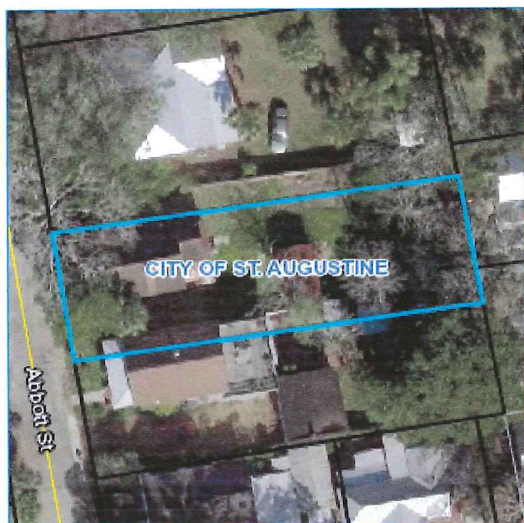
Summary

Parcel ID	1952900000
Location Address	47 ABBOTT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 5 BLK G OR 652/1670 & 653/1800 (ORDER OF FAMILY ADMIN) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Allen George A 100%
Mailing Address	7 SARAGOSSA ST SAINT AUGUSTINE, FL 32084-3623

Map



Valuation Information

	2020
Building Value	\$89,659
Extra Features Value	\$951
Total Land Value	\$216,240
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$306,850
Total Deferred	\$30,277
Assessed Value	\$276,573
Total Exemptions	\$0
Taxable Value	\$276,573

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$81,323	\$951	\$216,240	\$0	\$0	\$298,514	\$251,430	\$47,084	\$251,430
2018	\$84,177	\$951	\$216,240	\$0	\$0	\$301,368	\$228,573	\$72,795	\$228,573
2017	\$81,597	\$736	\$172,992	\$0	\$0	\$255,325	\$207,794	\$47,531	\$207,794
2016	\$53,022	\$1,185	\$157,728	\$0	\$0	\$211,935	\$188,904	\$23,031	\$188,904
2015	\$45,438	\$1,185	\$125,928	\$0	\$0	\$172,551	\$171,731	\$820	\$171,731
2014	\$40,454	\$1,185	\$114,480	\$0	\$0	\$156,119	\$156,119	\$0	\$156,119
2013	\$40,492	\$1,185	\$114,480	\$0	\$0	\$156,157	\$156,157	\$0	\$156,157
2012	\$39,511	\$1,185	\$103,032	\$0	\$0	\$143,728	\$143,728	\$0	\$143,728
2011	\$41,229	\$1,185	\$114,480	\$0	\$0	\$156,894	\$156,894	\$0	\$156,894
2010	\$40,085	\$1,185	\$114,480	\$0	\$0	\$155,750	\$155,750	\$0	\$155,750

Building Information

Building 1
 Actual Area 1584
 Conditioned Area 1356
 Actual Year Built 1890
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Aluminum Vinyl

Roof Structure Gable Hip
 Roof Cover Composite Shingle
 Interior Flooring Pine Wood
 Interior Wall Drywall
 Heating Type Forced Air
 Heating Fuel
 Air Conditioning None
 Baths

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
FRAME ADDITION	144	144
BASE AREA	612	612
FINISHED OPEN PORCH	0	133
FINISHED OPEN PORCH	0	95
FINISHED UPPER STORY	600	600
Total SqFt	1356	1584

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	18	12	0	216
Garage Unfinished (Average)	0	16	12	0	192

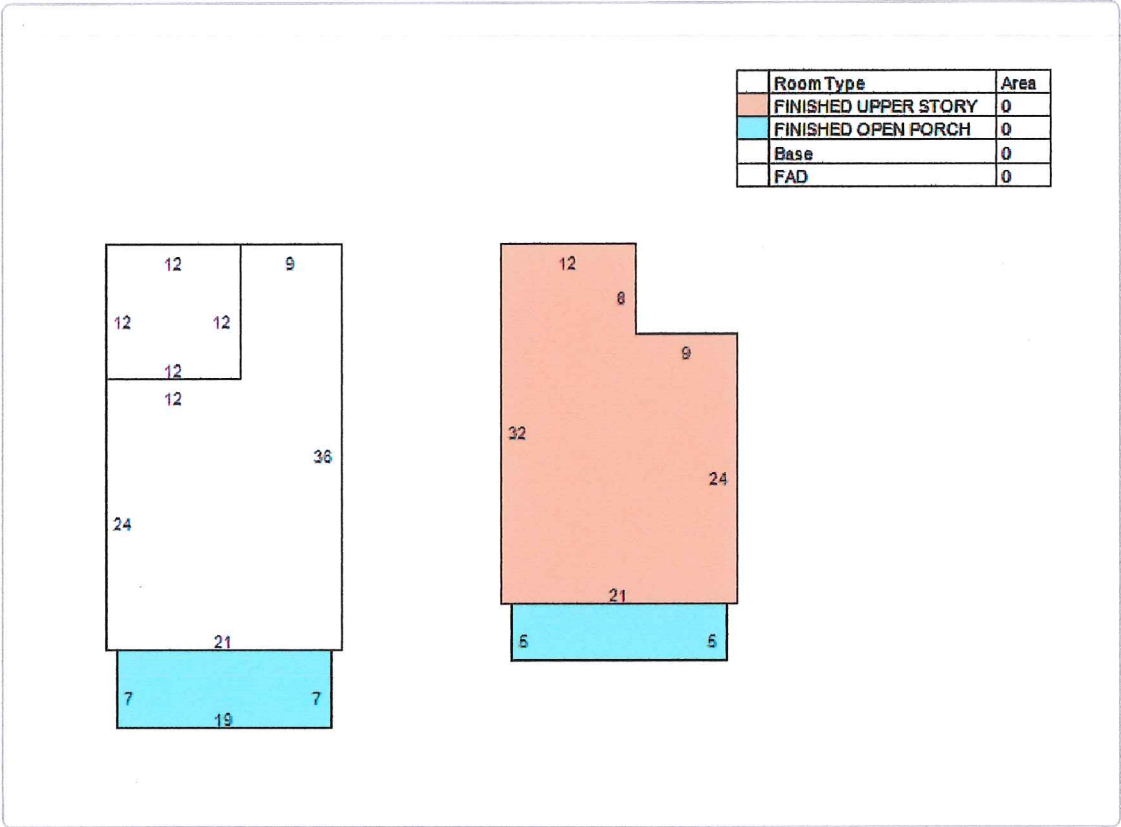
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	48	141	48	EF	\$216,240

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/1/1984	\$0.00		653	1800	U	I		ALLEN GEORGE A

Sketch Information



No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/31/2020, 11:40:51 PM

[Version 2.3.38](#)

Developed by
 Schneider
GEOSPATIAL

DENNIS W. HOLLINGSWORTH
ST. JOHNS COUNTY TAX COLLECTOR

2019 REAL ESTATE

116288

452

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
195290-0000
ESCROW CD

Save Time, Pay Online

www.sjctax.us

2.45% credit card fee or \$1 e-check fee

02/03/2020 08:59:22

EXEMPTION CODES

47 ABBOTT ST

ABBOTT TRACT CITY LOT 5 BLK G
OR652/1670 & 653/1800 (ORDER
OF FAMILY ADMIN)ALLEN GEORGE A
7 SARAGOSSA ST
SAINT AUGUSTINE, FL 32084-3623

PAY IN U.S. FUNDS TO DENNIS W. HOLLINGSWORTH, TAX COLLECTOR @ P.O. BOX 9001, ST. AUGUSTINE, FL 32085

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
GENERAL	251,430	0	251,430	4.9500	\$1,244.58
ROAD	251,430	0	251,430	0.9000	\$226.29
HEALTH	251,430	0	251,430	0.0171	\$4.30
SCHOOL - STATE LAW	298,514	0	298,514	3.8880	\$1,160.62
SCHOOL - LOCAL BOARD	298,514	0	298,514	2.2480	\$671.06
SJRWMD	251,430	0	251,430	0.2414	\$60.70
MOSQUITO	251,430	0	251,430	0.2100	\$52.80
CITY OF ST AUGUSTINE	251,430	0	251,430	7.5000	\$1,885.73
FL INLAND NAV DISTRICT	251,430	0	251,430	0.0320	\$8.05
PORT AUTHORITY	251,430	0	251,430	0.0638	\$16.04
TOTAL AD-VALOREM TAXES				20.0503	\$5,330.17
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	AMOUNT				
C OF S A FIRE ASSESS FEE (4105)	\$93.43				
TOTAL NON AD-VALOREM ASSESSMENTS					\$93.43
COMBINED TAXES AND ASSESSMENTS					\$5,423.60

DENNIS W. HOLLINGSWORTH

ST. JOHNS COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PAY IN U.S. FUNDS TO DENNIS W. HOLLINGSWORTH, TAX COLLECTOR @ P.O. BOX 9001, ST. AUGUSTINE, FL 32085

ALLEN GEORGE A
7 SARAGOSSA ST
SAINT AUGUSTINE, FL 32084-3623

47 ABBOTT ST

ABBOTT TRACT CITY LOT 5 BLK G
OR652/1670 & 653/1800 (ORDER
OF FAMILY ADMIN)

2019-REAL ESTATE 116288

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
195290-0000			452

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments and Appeals Board

DATE: February 11, 2020

SUBJECT: Case Number 2019-0498

RESPONDENT: Priscilla Davenport

LOCATIONS: 93 And 95 Oneida Street

VIOLATION: Chapter 19, Section 19-4, Overgrown Weeds and Grass

BACKGROUND INFORMATION:

On October 2, 2019, staff received a complaint from the owner of 91 Oneida Street, a Mr. Brandy Holland. Mr. Holland asked staff to convey his willingness to buy the property from the owner. Staff began their search for Mrs. Davenport.

On October 8, 2019, a second public complaint was received regarding the condition of the yard at 93 and 95 Oneida Street. The complainant, Mr. Matt Pennington, asked if I could convey his intent to buy the property. Each of the two men have spoken with the owner prior to staff involvement to direct her in cutting and maintaining the property.

On October 9, 2019, Staff posted the property with an "Official Notice and Order" prohibiting overgrown weeds and grass. Thirty (30) days was given to correct or face fines up to \$250 per day.

On November 11, 2019, Staff found the property to still be in violation. Note that the 9th fell on a Saturday and all City offices were closed.

With the application deadline submittal for the Code Enforcement Board being November 15, 2019, and staff determination not to hold a Code Board meeting in December, Staff stalled mailing of the "Official Notice of Violation".

On November 21, 2019, Staff mailed an "Official Notice of Violation" allowing the Respondent 30 days to correct or be placed on the agenda to appear before the Code Enforcement Board.

On December 9, 2019, Staff viewed the property and found the violation had not been corrected.

On January 17, 2020, Staff mailed an "Official Notice of CEAAB Hearing" for February 11, 2020.

On January 31, 2020, a "Posting Affidavit" of this day's hearing was posted at the property and with the City Clerk's Office.

On February 3, 2020, Staff conducted a site inspection and found that the property had been brought into compliance.

STAFF RECOMMENDATIONS:

In consideration of recent findings, staff recommends that the Board close the case for compliance.

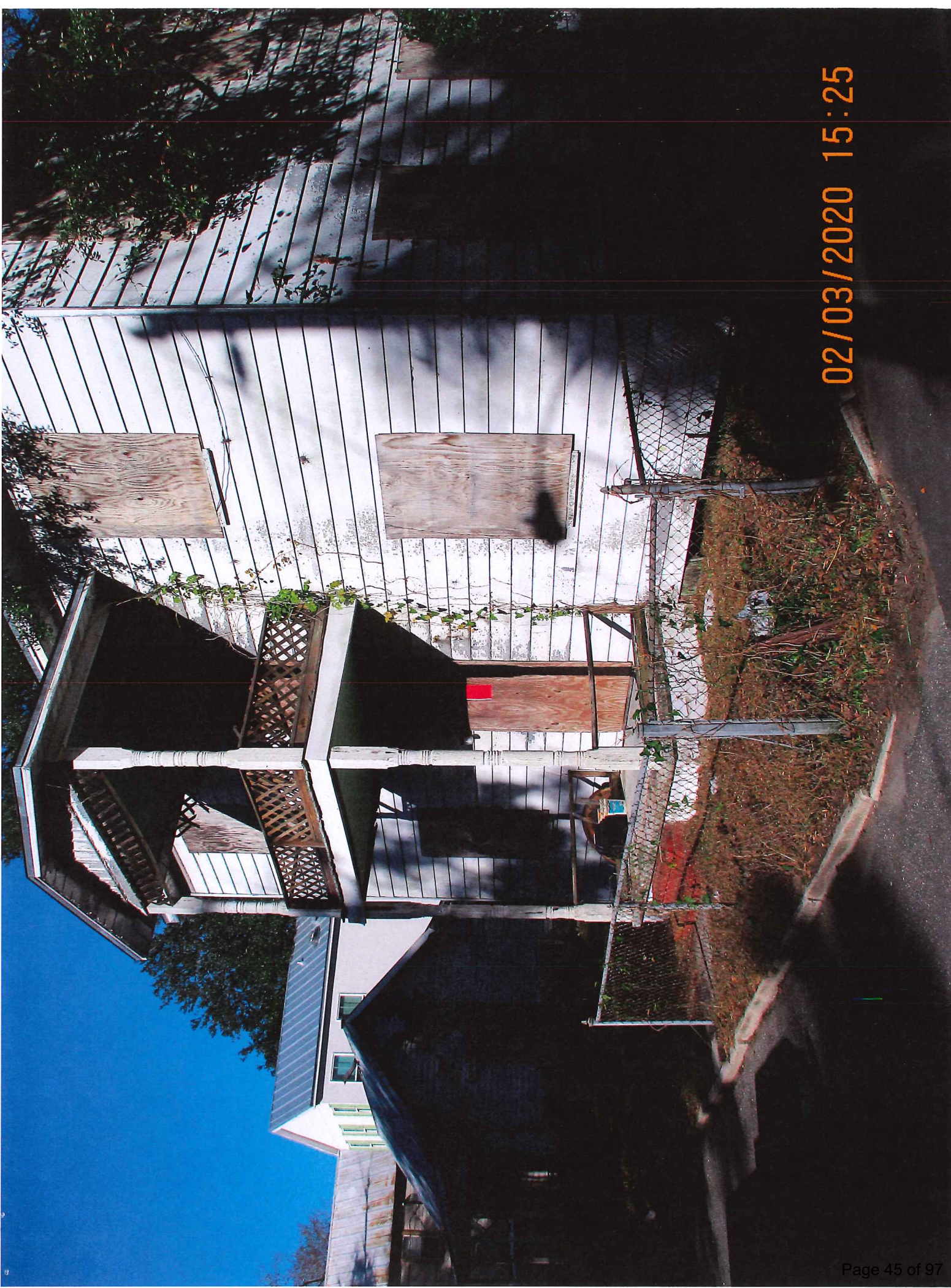
Respectfully Submitted,

Curtis Boles
Code Enforcement Inspector

Sec. 19-4. - Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

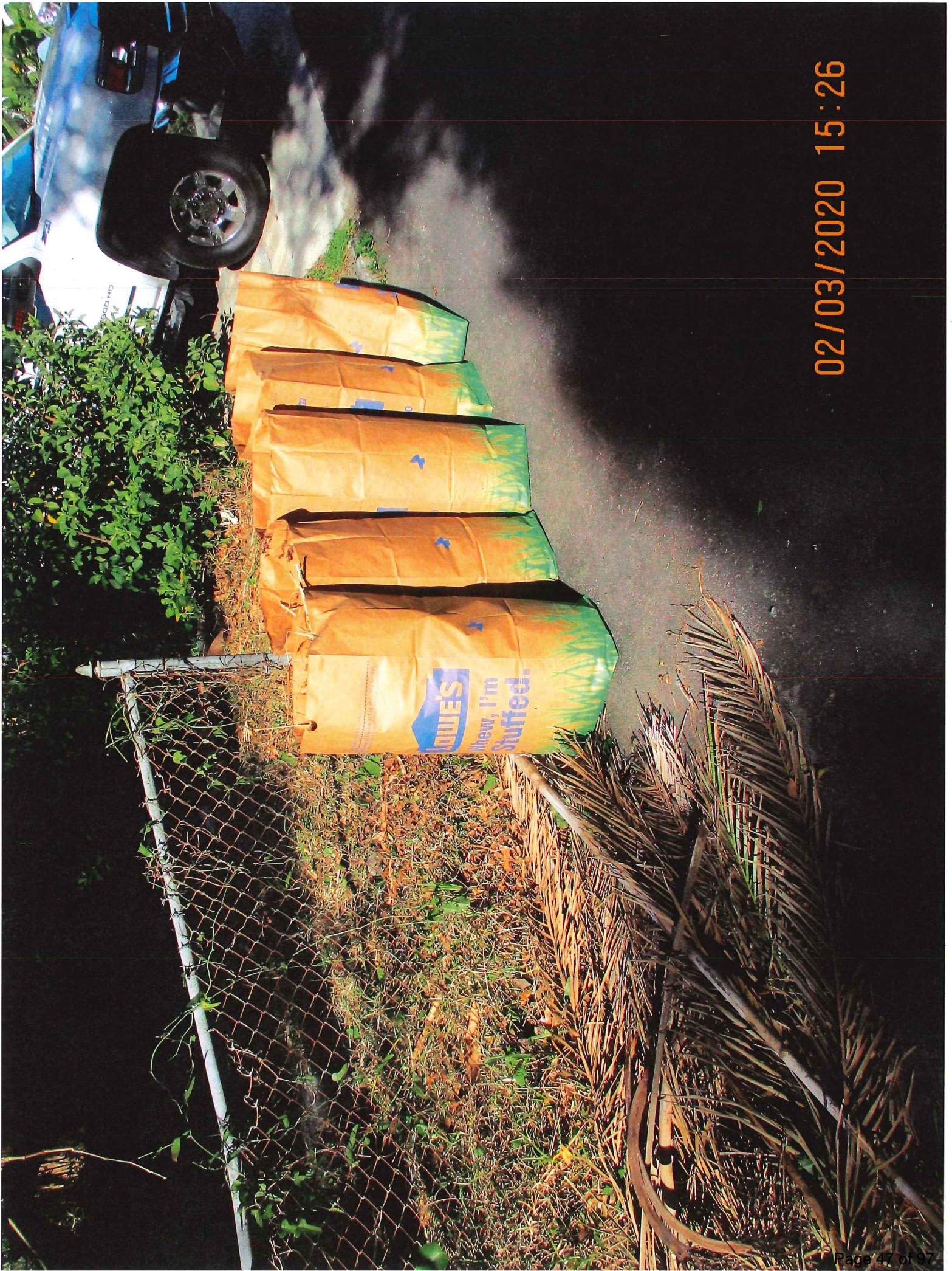
(Code 1964, § 14-14; Ord. No. 19-05, § 1, 4-22-19)



02/03/2020 15:25

93 + 95 Oneida Street





02/03/2020 15:26



02/03/2020 15:26



02/03/2020 15:27



02/03/2020 15:28



02/03/2020 15:28



02/03/2020 15:29



02/03/2020 08:56

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:

CE2019-0498

PROPERTY LOCATION:

93 ONEIDA STREET
95 ONEIDA STREET

PROPERTY OWNER:

PRISCILLA DAVENPORT, ETAL

VIOLATION OF CITY CODE:

CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

POSTED AT PROPERTY:

JANUARY 31, 2020

Curtis Boles

Curtis Boles
Code Enforcement Officer

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JANUARY, 2020

02/03/2020 08:55

[Signature]
SIGNATURE OF NOTARY



02/03/2020 08:56

NOTICE AND ORDER

THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. BY ORDER OF THE BUILDING OFFICIAL, PURSUANT TO CHAPTER 8, ARTICLE II, DIVISION 3 OF THE CITY CODE, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN Nov 8, 2019

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 934 95 Oneida Street PARCEL No. 208010 0000

Richard Schauland
Building Official

by Curtis Blue
Code Enforcement Inspector

Posting Date: Oct. 9, 2019

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1065)

10/08/2019 23:38

City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. BY ORDER OF THE BUILDING OFFICIAL, PURSUANT TO CHAPTER 8, ARTICLE II, DIVISION 3 OF THE CITY CODE, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN Nov 8, 2019

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.
SITE ADDRESS: 934 95 Oneida Street PARCEL No. 20B010 0000

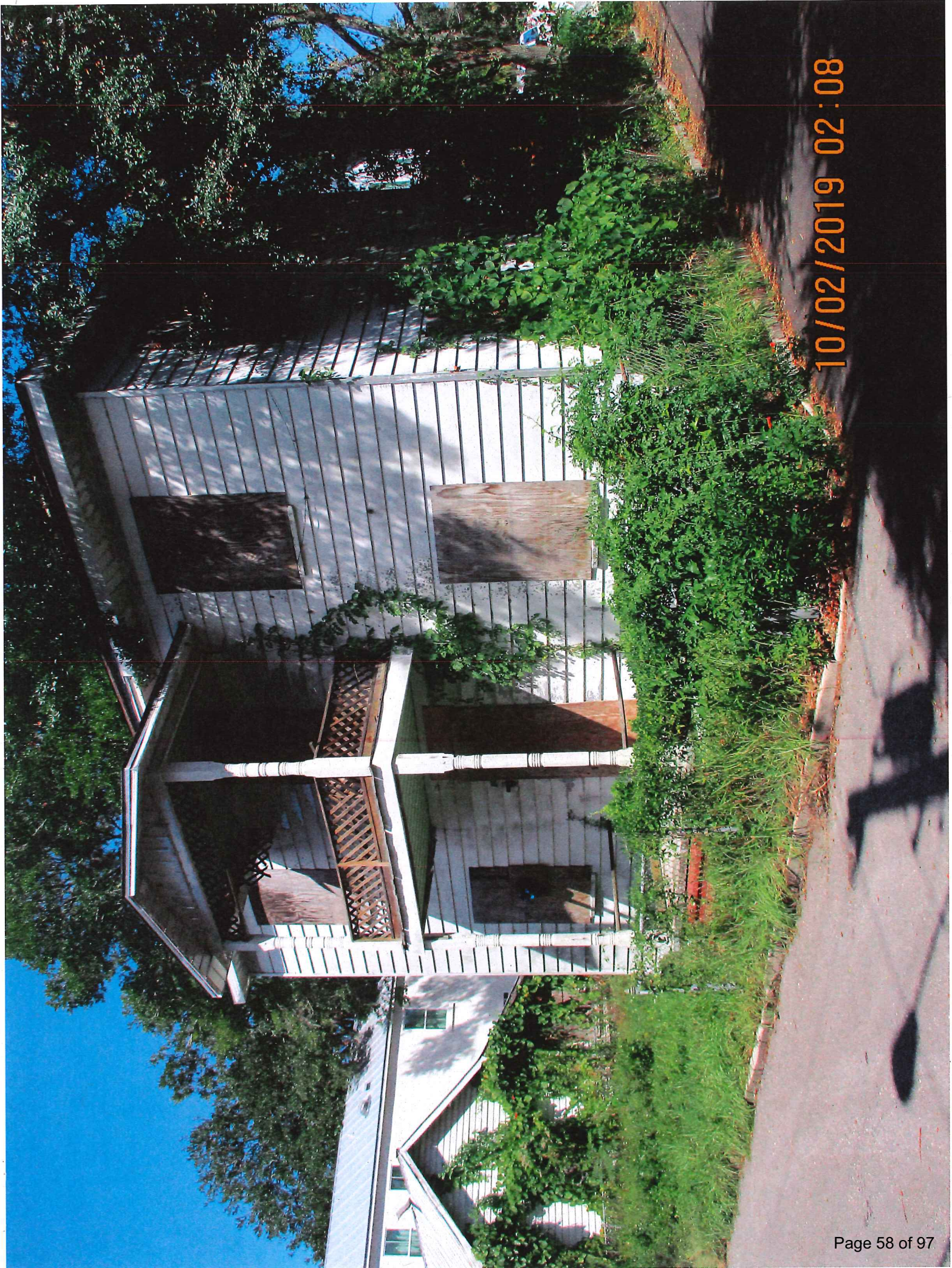
Richard Schauland
Building Official

by Curtis Baker
Code Enforcement Inspector

Posting Date: Oct 9, 2019

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-925-1065)

10/08/2019 23:39



10/02/2019 02:08

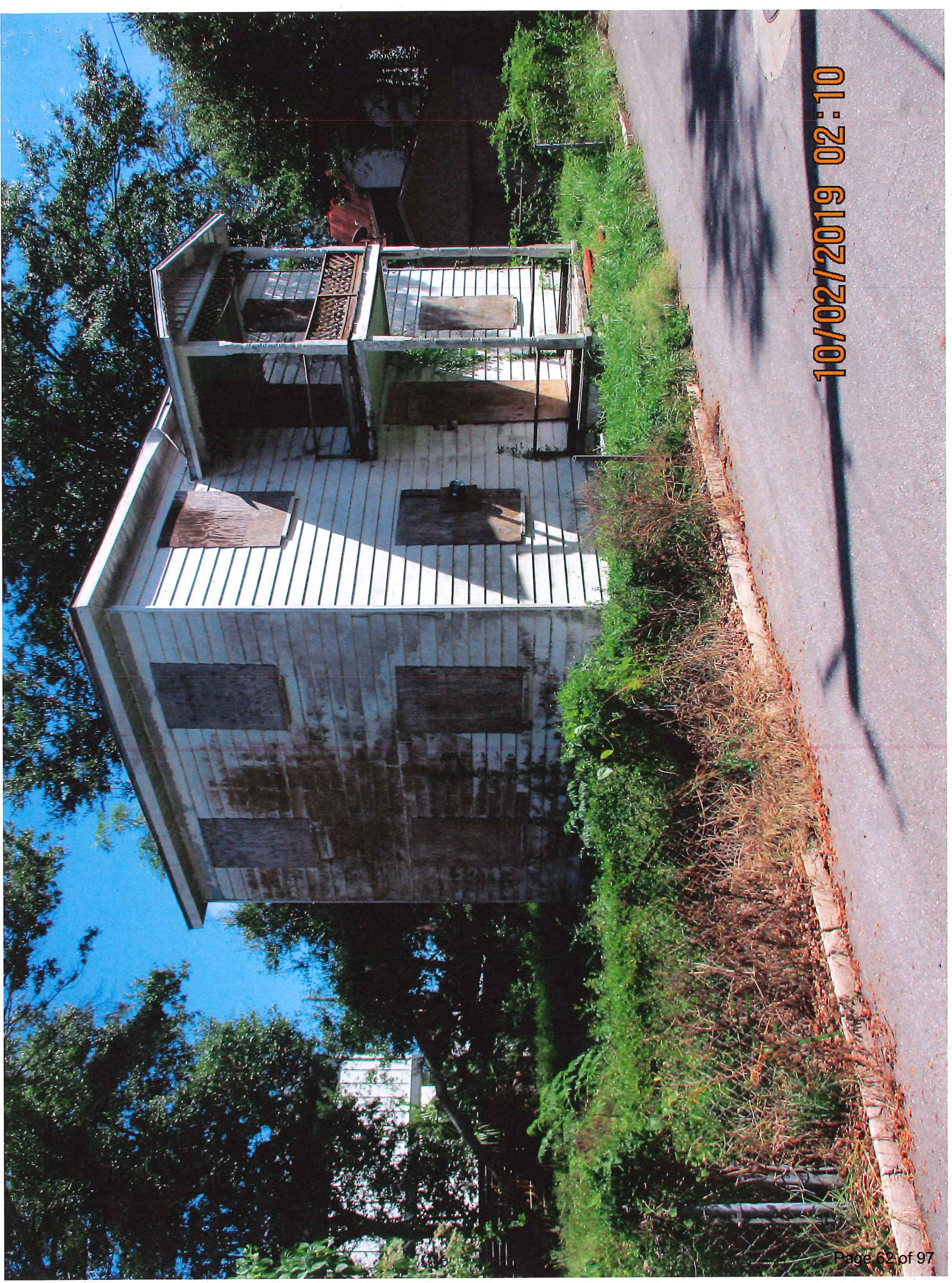




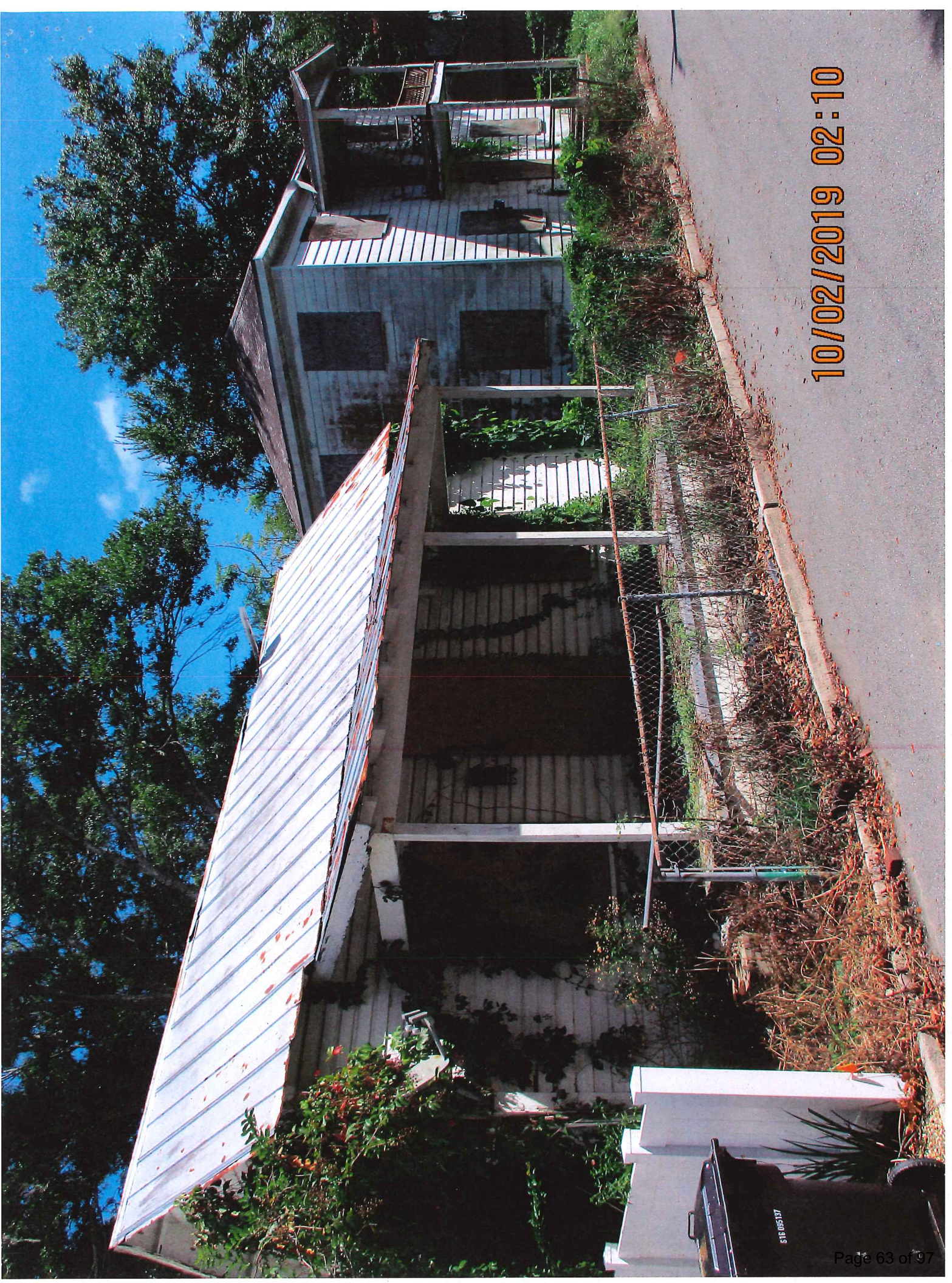
10/02/2019 02:09



10/02/2019 02:10



10/02/2019 02:10



10/02/2019 02:10

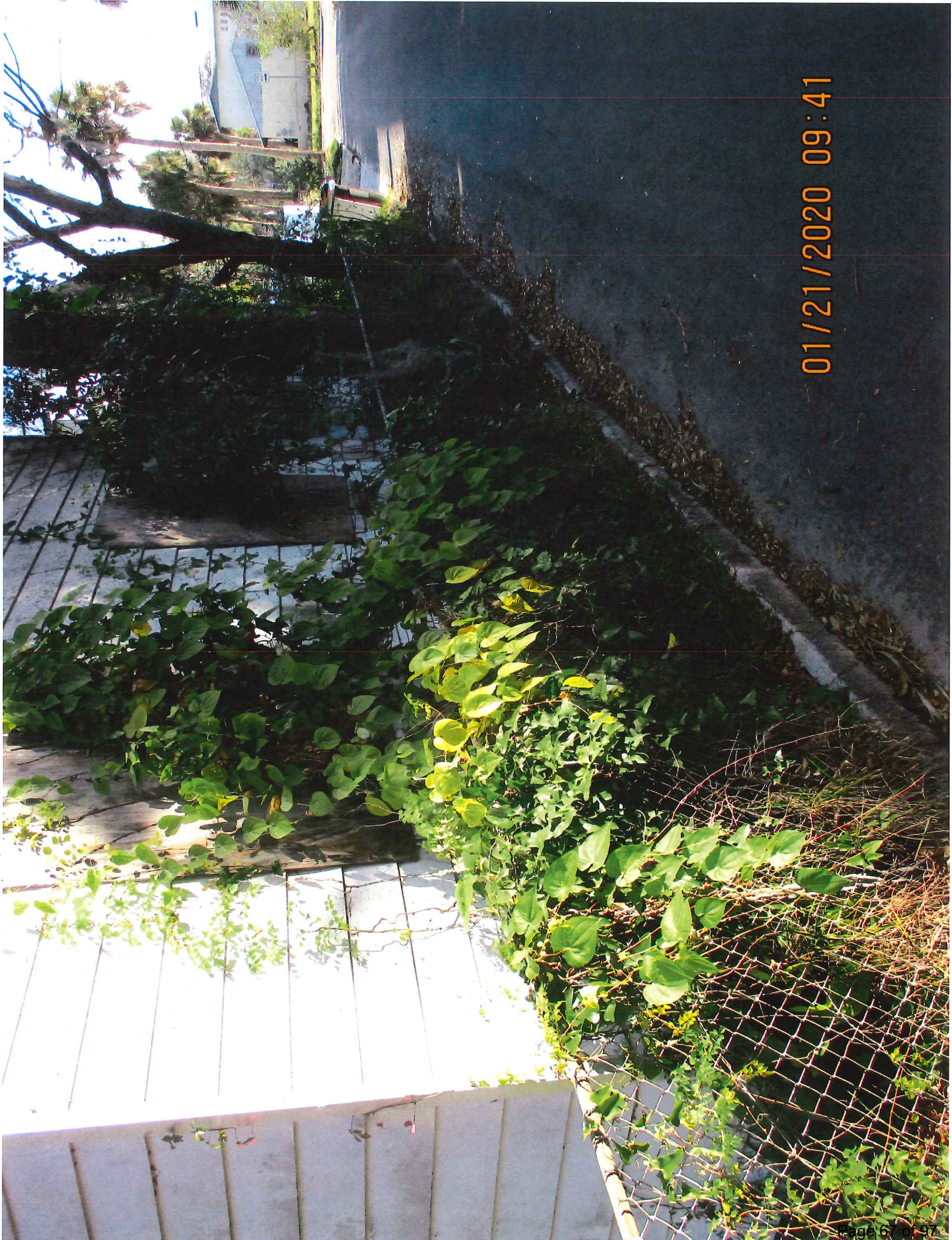
818 005137



10/08/2019 23:38







01/21/2020 09:41





01/21/2020 09:42

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

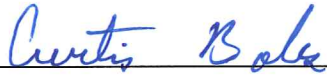
CASE NUMBER: CE2019-0498

PROPERTY LOCATION: 93 ONEIDA STREET
95 ONEIDA STREET

PROPERTY OWNER: PRISCILLA DAVENPORT, ETAL

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

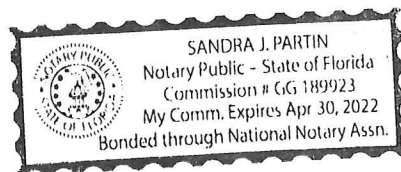
POSTED AT PROPERTY: JANUARY 31, 2020



**Curtis Boles
Code Enforcement Officer**

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JANUARY, 2020




SIGNATURE OF NOTARY

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2019-0498

PROPERTY LOCATION: 93 ONEIDA STREET
95 ONEIDA STREET

PROPERTY OWNER: PRISCILLA DAVENPORT, ETAL

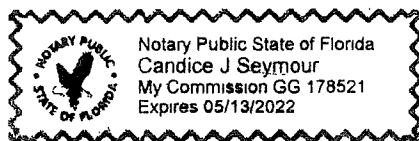
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

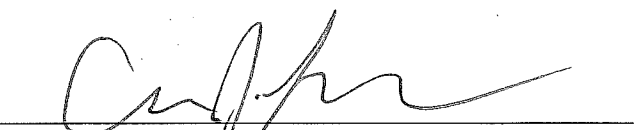
POSTED AT CITY HALL: January 31, 2020


DARLENE GALAMBOS
CITY CLERK

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st **DAY OF**
January, 2020.




SIGNATURE OF NOTARY



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

January 17, 2020

IN THE MATTER OF: Name: PRISCILLA DAVENPORT, ETAL
 Address: C/O PRISCILLA J DAVENPORT
 93 ONEIDA STREET
 ST. AUGUSTINE, FL 32084-0000
 Case #: CE2019-0498

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 93 ONEIDA STREET
 95 ONEIDA STREET

LEGAL DESCRIPTION: DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 &
 OR1011/1689(P/R)

PARCEL NUMBER: 208010 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, February 11, 2020, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

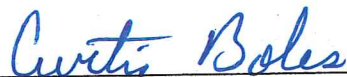
- Property overgrown.

This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance by a specific date. Again, we believe it is important that you be present at the meeting to address the CEAAB. If the violation is corrected and then reoccurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the CEAAB.

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Notice of Hearing
CE2019-0498

If you have any questions concerning this correspondence, please contact the Code Enforcement Inspector indicated below.



Curtis Boles
Code Enforcement Officer

City of St. Augustine
Planning & Building Department
P.O. Box 210
St. Augustine, FL 32085-0210

Certified Mail Number: 7015 3430 0000 8755 4419
7015 3430 0000 8755 4426

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Sent to

Street

City, State

Postmark Here

Priscilla Davenport, Etal
C/O Priscilla Davenport
P. O. Box 125
Topping, VA 23169-0125

PS Form 3811, April 2013 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Priscilla Davenport, Etal
C/O Priscilla Davenport
P. O. Box 125
Topping, VA 23169-0125

2. Article Number (Transfer from service label)

7015 3430 0000 8755 4419

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature **RECEIVED** ☐ Agent ☐ Addressee

X

B. Received by (Printed Name) **JAN 28 2020** C. Date of Delivery

D. Is delivery restricted? **Planning Building Dept** Yes ☐ No
If YES, enter delivery address below:

John Davenport

3. Service Type

☒ Certified Mail®	☐ Priority Mail Express™
☐ Registered	☒ Return Receipt for Merchandise
☐ Insured Mail	☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt **93/95 Dneida**



**CITY OF ST. AUGUSTINE
CODE ENFORCEMENT DIVISION
75 King Street
St. Augustine, FL 32084
904-825-1065**



CODE ENFORCEMENT DIVISION

November 21, 2019

IN THE MATTER OF: Name: PRISCILLA DAVENPORT, ETAL
 Address: C/O PRISCILLA J DAVENPORT
 93 ONEIDA STREET
 ST. AUGUSTINE, FL 32084-0000
 Case #: CE2019-0498

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 93 ONEIDA STREET
 95 ONEIDA STREET

LEGAL DESCRIPTION: DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 &
 OR1011/1689(P/R)

PARCEL NUMBER: 208010 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on October 2, 2019, which revealed the following violations:

- Property overgrown.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, within thirty (30) days, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

- Mow property and maintain in accordance with city code.

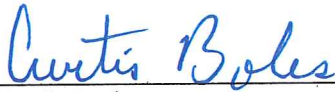
UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

Notice of Violation
CE2019-0498

IF RESPONDENT HAS NOT ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.



Curtis Boles
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 209-4332

Certified Mail Number: 7015 3430 0000 8755 4341
7015 3430 0000 8755 4358

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

7015 3430 0000 8755 4358

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Certified Mail Fee \$
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total \$

Priscilla Davenport, Etal
C/O Priscilla J. Davenport
P. O. Box 125
Topping, VA 23169-0125

NOV 22 2019
 Postmark Here

PS Form 3811, July 2013

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Priscilla Davenport, Etal C/O Priscilla J. Davenport P. O. Box 125 Topping, VA 23169-0125		B. Received by (Printed Name) <i>Priscilla Davenport</i> C. Date of Delivery DEC 13 2019	
2. Article Number (Transfer from service label) 7015 3430 0000 8755 4358		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No RECEIVED DEC 13 2019	
3. Service Type ☒ Certified Mail ☐ Priority Mail Express ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery		4. Restricted Delivery? (Extra Fee) ☐ Yes	
PS Form 3811, July 2013		Domestic Return Receipt <i>9395 Oneida</i>	

CITY OF ST. AUGUSTINE
PO BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

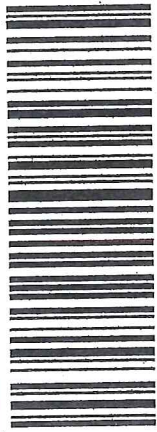
ADDRESS SERVICE REQUESTED

RECEIVED

DEC 10 2019

Planning Building Dept.

CERTIFIED MAIL



7015 3430 0000 8755 4341

TO THE RIGHT
DOTTED LINE

FL 320
22 NOV 19
PM 11
Hasler
11/22/2019
US POSTAGE \$006.80
FIRST-CLASS MAIL
ZIP 32084
011E11677258

Priscilla Davenport, Etal
C/O Priscilla J. Davenport
93 Oneida Street
95 Oneida Street
St. Augustine,
FL 32085

MTYIE 322 FE 1 0011/25/19
NIXIE 322 FE 1 0011/26/19
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32085021010 *0638-00096-22-47

7015 3430 0000 8755 4341

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent To: Priscilla Davenport, Etal	
Street: C/O Priscilla J. Davenport	
City, State: 93 Oneida Street	
Zip: 95 Oneida Street	
Postmark: NOV 22 2019	
Postmark Here	
PS Form 3800, April 2010 Edition Instructions	

City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. BY ORDER OF THE BUILDING OFFICIAL, PURSUANT TO CHAPTER 8, ARTICLE II, DIVISION 3 OF THE CITY CODE, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN Nov 8, 2019

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 934 95 Oneida Street PARCEL No. 208010 0000

Richard Schauland by Curtis Bolea
Building Official Code Enforcement Inspector

Posting Date: Oct. 9, 2019

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1065)



St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

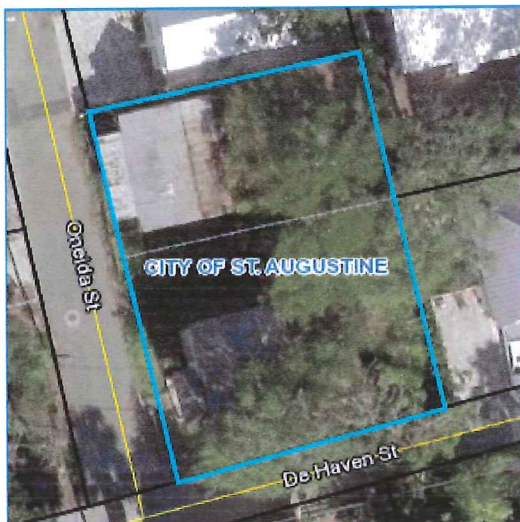
Summary

Parcel ID	2080100000
Location Address	93 ONEIDA ST 95 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Davenport Priscilla Et AL 33.33% Peterson Barbara 33.33% Peterson Anthony 33.33%
Mailing Address	C/O PRISCILLA J DAVENPORT PO BOX 125 TOPPING, VA 23169-0125

Map



Valuation Information

	2020
Building Value	\$18,917
Extra Features Value	\$0
Total Land Value	\$162,864
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$181,781
Total Deferred	\$37,920
Assessed Value	\$143,861
Total Exemptions	\$0
Taxable Value	\$143,861

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$15,379	\$0	\$162,864	\$0	\$0	\$178,243	\$130,783	\$47,460	\$130,783
2018	\$15,073	\$0	\$150,336	\$0	\$0	\$165,409	\$118,894	\$46,515	\$118,894
2017	\$15,073	\$297	\$135,302	\$0	\$0	\$150,672	\$108,085	\$42,587	\$108,085
2016	\$15,073	\$297	\$117,450	\$0	\$0	\$132,820	\$98,259	\$34,561	\$98,259
2015	\$12,927	\$297	\$93,960	\$0	\$0	\$107,184	\$89,326	\$17,858	\$89,326
2014	\$15,271	\$297	\$75,168	\$0	\$0	\$90,736	\$81,205	\$9,531	\$81,205
2013	\$15,271	\$297	\$58,255	\$0	\$0	\$73,823	\$73,823	\$0	\$73,823
2012	\$30,541	\$297	\$50,738	\$0	\$0	\$81,576	\$81,576	\$0	\$81,576
2011	\$30,541	\$297	\$56,376	\$0	\$0	\$87,214	\$87,214	\$0	\$87,214
2010	\$30,541	\$297	\$62,640	\$0	\$0	\$93,478	\$93,478	\$0	\$93,478

Building Information

Building	1
Actual Area	1684
Conditioned Area	1456
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	None
Baths	

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	836	836
FINISHED OPEN PORCH	0	108
FINISHED OPEN PORCH	0	60
POINTER	0	0
FINISHED UPPER STORY	620	620
FINISHED OPEN PORCH	0	60
Total SqFt	1456	1684

Building	2
Actual Area	641
Conditioned Area	546
Actual Year Built	1910
Use	Single Family Residence
Style	01

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	

Class	N	Air Conditioning	None
Exterior Wall	Wood	Baths	
Category	Type	Pct	
Exterior Wall	Wood	100%	
Roofing Structure	Gable Hip	100%	
Roofing Cover	Metal	100%	
Interior Walls	Drywall	100%	
Interior Flooring	Pine Wood	100%	
Heating Type	Forced Air	100%	
Air Conditioning	None	100%	
Frame	Wood Frame	100%	
Plumbing	5 Fixtures	100%	
Electrical	Average	100%	
Foundation	Piers and Posts	100%	
Floor System	Wood Frame	100%	

Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED OPEN PORCH	0	95
BASE AREA	546	546
Total SqFt	546	641

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	324

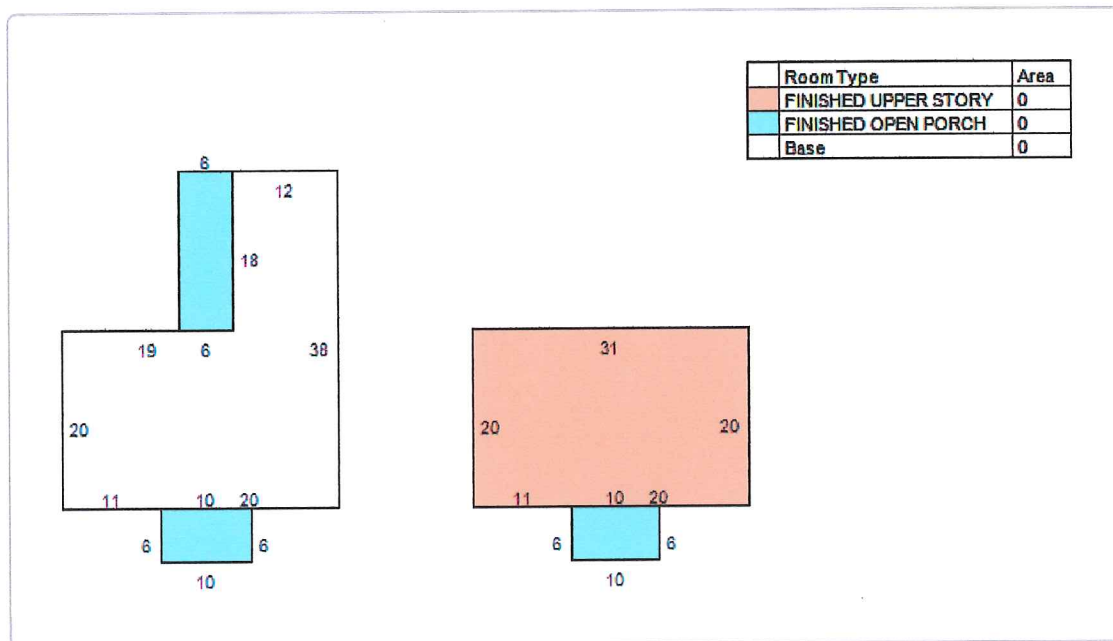
Land Information

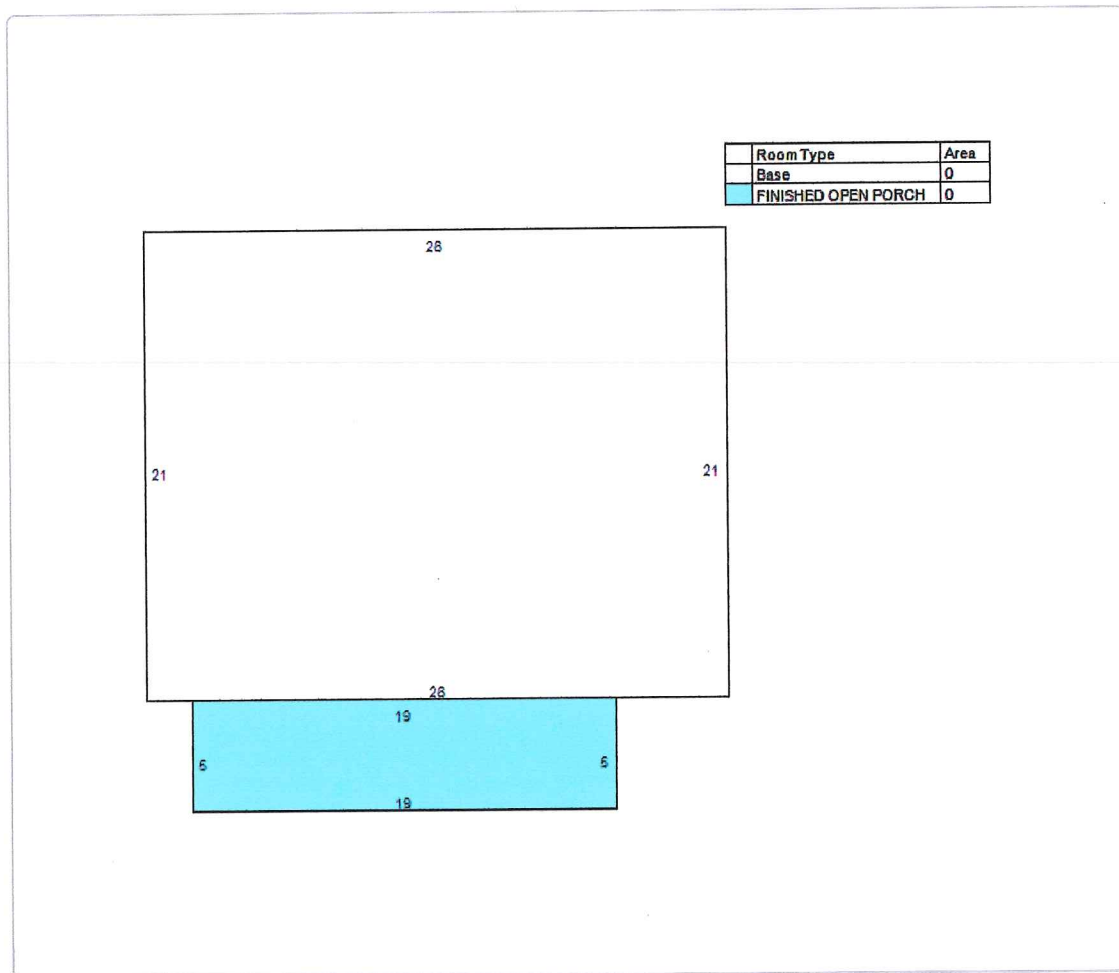
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	72	90	72	EF	\$162,864

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/20/1993	3/31/1992	\$100.00	PR	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

Sketch Information





No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/31/2020, 11:40:51 PM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.37

Dennis W. Hollingsworth Tax Collector

generated on 10/9/2019 7:15:47 AM EDT

Tax Record

Last Update: 9/25/2019 10:00:16 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
208010-0000		REAL ESTATE		2018	
Mailing Address		Physical Address			
DAVENPORT PRISCILLA ET AL C/O PRISCILLA J DAVENPORT PO BOX 125 TOPPING VA 23169-0125		95 ONEIDA ST			
Exempt Amount		Taxable Value			
\$0.00		\$118,894.00			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		452			
Legal Description					
19-07-30 .13 Acres DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1000	118,894	0	\$118,894	\$606.36
ROAD	0.7500	118,894	0	\$118,894	\$89.17
HEALTH	0.0171	118,894	0	\$118,894	\$2.03
SCHOOL					
SCHOOL - STATE LAW	4.0300	165,409	0	\$165,409	\$666.60
SCHOOL - LOCAL BOARD	2.2480	165,409	0	\$165,409	\$371.84
SJRWMD	0.2562	118,894	0	\$118,894	\$30.46
MOSQUITO	0.2200	118,894	0	\$118,894	\$26.16
CITY OF ST AUGUSTINE	7.5000	118,894	0	\$118,894	\$891.71
FL INLAND NAV DISTRICT	0.0320	118,894	0	\$118,894	\$3.80
PORT AUTHORITY	0.0638	118,894	0	\$118,894	\$7.59
Total Millage		20.2171	Total Taxes		\$2,695.72
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$117.92
Total Assessments					\$117.92
Taxes & Assessments					\$2,813.64
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
-----------	-------------	---------	------	-------------

10/9/2019

Dennis W. Hollingsworth Tax Collector

4/18/2019

PAYMENT

1123883.0001

2018

\$2,898.05

Prior Year Taxes Due

NO DELINQUENT TAXES

Dennis W. Hollingsworth Tax Collector

generated on 10/9/2019 7:17:21 AM EDT

Tax Record

Last Update: 9/25/2019 10:00:16 PM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
208010-0000	REAL ESTATE	2018

Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	113149	4/18/2019	1123883	\$2,813.64	\$2,898.05
	Owner Name	DAVENPORT PRISCILLA ET AL			
	Paid By	DAVENPORT JOHN & PRISCILLA			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	109083	11/20/2017	8115257	\$2,592.41	\$2,488.71
	Owner Name	DAVENPORT PRISCILLA ET AL			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	105083	11/30/2016	1075232	\$2,379.73	\$2,284.54
	Owner Name	DAVENPORT PRISCILLA ET AL			
	Paid By	DAVENPORT JOHN & PRISCILLA			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	104994	11/12/2015	8108344	\$2,140.96	\$2,055.32
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	97895	11/17/2014	1014019	\$1,931.03	\$1,853.79
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2013	96469	11/23/2013	5016051	\$1,710.20	\$1,641.79
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2012	95757	11/19/2012	5010610	\$1,888.86	\$1,813.31
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2011	95238	11/9/2011	5004179	\$2,036.71	\$1,955.24
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2010	94497	11/10/2010	5004312	\$2,154.24	\$2,068.07
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2009	93801	11/20/2009	5009725	\$2,776.91	\$2,665.83

Owner Name	MARS LYNWOOD ESTATE
------------	---------------------

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2008	93109	11/15/2008	5005581	\$4,031.98	\$3,870.70
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2007	88359	11/21/2007	5013050	\$5,206.61	\$4,998.35
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2006	183628	1/19/2007	5030739	\$5,287.27	\$5,181.52
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2005	178694	11/30/2005	5023710	\$4,137.80	\$3,972.29
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2004	174158	11/30/2004	5021013	\$2,594.00	\$2,490.24
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2003	171762	12/15/2003	5022388	\$2,215.77	\$2,149.30
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2002	169889	11/30/2002	5016322	\$1,752.25	\$1,682.16
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2001	167358	11/27/2001	5114197	\$1,553.40	\$1,491.26
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2000	165529	11/25/2000	5002818	\$1,483.67	\$1,424.32
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1999	163797	11/30/1999	1040726	\$1,471.32	\$1,412.47
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	PRISCILLA J DAVENPORT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1998	162666	12/28/1998	1042767	\$1,514.10	\$1,468.68
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	DAVENPORT PRISCILLA J, JOHN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1997	161233	11/30/1997	1036246	\$1,320.19	\$1,267.38
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	PRISCILLA J, JOHN P DAVENPORT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1996</u>	1063290	12/5/1996	37708	\$651.07	\$625.03
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1995</u>	1105931.5	11/20/1995	11345	\$704.25	\$676.08
	Owner Name	MARS, LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1994</u>	1105839.3	11/10/1994	5298	\$607.66	\$583.35
	Owner Name	MARS, LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1993</u>	1105752.1	11/4/1993	1731	\$717.99	\$689.27
	Owner Name	MARS, LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1992</u>	1105652.7	12/7/1992	38828	\$704.65	\$683.51
	Owner Name	MARS, LYNWOOD ESTATE			

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Code Enforcement, Adjustments and Appeals Board

DATE: February 11, 2020

LOCATION: 41 Cincinnati Avenue

CASE NUMBER: 2018-0417

RESPONDENT: Robert F, Jr. and Melanie G. Keegan

VIOLATION: City Code, Chapter 19, Section 19-4

BACKGROUND INFORMATION:

- On **October 9, 2018**, the CEAAB issued an "Order Finding Violation" with a fine in the amount of \$500/day to commence on October 9, 2018, and each day thereafter of continued violation, for the repeat violation of City Code, Chapter 19, Section 19-4. The Board also requested that the case be brought back at the January meeting. Notice of this action was sent via Certified Mail and received on October 19, 2018.
- On **January 15, 2019**, the CEAAB allowed the \$500 daily fine to continue, as the property had not been brought into compliance. The Board also requested that the case be brought back at the February meeting. Notice of this action was sent via Certified Mail and received on January 19, 2019.
- On **February 12, 2019**, the CEAAB allowed the \$500 daily fine to continue until the property had either been brought into compliance, or the daily fine reached the assessed value of the property (Assessed Value \$173,184.00). Notice of this action was sent via Certified Mail and received February 22, 2019.
- As of *September 6, 2019*, the daily fine will have run for 332 consecutive days and reaching a total of \$166,000.00.
- This property has an outstanding fine that was imposed (CEAAB Case No. 2017-4503), in the amount of \$5,800.00, for violation of City Code, Chapter 19, Section 19-4.
- With an estimated cost of \$1,000.00 for the abatement of the property, the accrued daily fines of \$166,000.00 (as of September 6, 2019), and the previously imposed fine of \$5,800.00, the total fines and costs will have reached within approximately \$400.00 of the assessed value of the property, Staff recommended the Board approve an "Order Closing Case and Imposing a Fine" that includes authorization be given to the City of St. Augustine to abate the property. And further recommended that the Board authorized the City of St. Augustine to file a lien with the St. Johns County Clerk of Court, on or after September 6, 2019, for the said fines of \$166,000.00, plus the cost of abatement, and that recommendation be sent to the City Commission for Authorization of Foreclosure.

- On **August 13, 2019**, the CEAAB found the case in “non-compliance” and issued an “Order Closing Case and Imposing a Fine” in the amount of \$166,000.00 for the 332 days of continued violation, plus the cost of abatement for the cutting of the overgrown weeds and grass. The Board further ordered that the City of St. Augustine record the fine with the St. Johns County Clerk of Courts, and unanimously approved recommendation of the property be sent to the City Commission for Authorization of Foreclosure.
- On **September 9, 2019**, the City Commission approved authorization of Foreclosure of 41 Cincinnati Avenue.

RECOMMENDATION:

That in regard to Case Number 2019-0417, the CEAAB make a motion, based on the finding of facts; the evidence of record presented and conclusions of law; and authorization by the City Commission, to approve an “Order Authorizing Foreclosure” for the real property situated at 41 Cincinnati Avenue, Parcel Number 193650 0000.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: August 29, 2019

RE: **FORECLOSURES – 52 SPRING ST. AND 41 CINCINNATI AVE.**

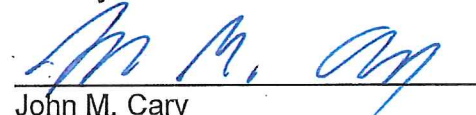
On December 11, 2018, the Code Enforcement Adjustments and Appeals Board (CEAAB) found the property at 52 Spring Street to be in violation of the City Code due to unsafe metal roofs. On June 10, 2019, you authorized funds for the abatement of the nuisance and approved foreclosure on the abandoned property based on a recommendation from the CEAAB. On August 13, 2019, the CEAAB issued an order closing the case and imposing a fine and costs in the amount of \$59,175.

On October 9, 2018, the CEAAB found the property at 41 Cincinnati to be in violation of the City Code due to overgrowth. After subsequent hearings, the CEAAB ordered abatement and closed the case and recommended foreclosure of the property to the City Commission. The fine had run to \$166,000 at the time the CEAAB ordered the case to be closed and the lien to be filed.

This request is to approve the foreclosure of 41 Cincinnati. This is an abandoned property which could be fixed up and made into a viable use if it is sold at auction. The Commission must authorize all foreclosures. The CEAAB can only make a recommendation to the Commission.

The second part of this request is to authorize funds for foreclosure. Our office will handle the legal work, but the filing fees and costs for a foreclosure case can be significant. An employee at the Clerk of Court estimated the cost to be \$905 per filing, plus any incidental costs that may be incurred (such as summons fees).

Thank you.



John M. Cary
Assistant City Attorney

Attachment

xc: Tim Burchfield, Assistant City Manager
Isabelle C. Lopez, City Attorney
Darlene Galambos, City Clerk

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER CLOSING CASE AND
IMPOSING A FINE
CEAAB CASE NUMBER: CE2018-0417**

Public Records of St. Johns County, FL
Clerk number: 2019076710
BK: 4813 PG: 1102
10/15/2019 11:28 AM
Recording \$44.00

IN THE MATTER OF:

ROBERT F. JR, AND MELANIE G. KEEGAN
41 CINCINNATI AVENUE
ST. AUGUSTINE, FL 32084-0000

(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 19, Section 19-4

VIOLATION SITE: 41 CINCINNATI AVE, Building: 1, SAINT AUGUSTINE, FL
32084-0000

LEGAL DESCRIPTION: 1-159 ROHDE ADDITION CITY LOT 4 BLK 11 OR586/116

PARCEL NUMBER: 193650 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON OCTOBER 9, 2018, JANUARY 15, 2019, FEBRUARY 12, 2019, AND AUGUST 13, 2019, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

- ~~1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing(s) held on October 09, 2018, January 15, 2019, February 12, 2019, and August 13, 2019, in accordance with Chapter 162, F.S.~~

The respondent and/or authorized representative was not present.

2. The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on June 25, 2018, which revealed the following violation:

Excessive growth of weeds and grass.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

City Code, Chapter 19, Section 19-4.

4. On July 18, 2018, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent twenty-one (21) days from the receipt of the letter to correct the violation, and advised the respondent that the Code Enforcement, Adjustment and Appeals Board may impose a maximum fine of \$250 for each day the violation continued.
5. On September 19, 2018, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for October 9, 2018. AND a Posting Affidavit was placed at the property and with the City Clerk's office on September 28, 2018 for the CEAAB Hearing for October 9, 2018.
6. On October 9, 2018, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an **"Order Finding Violation"** which allowed the Respondent zero (0) days from the date of the "Order" to correct the violation, and the Board stipulated that a fine of \$500 per day, for the repeat violation, would be imposed for each day the violation continued. This "Order" was sent via certified Mail, with return receipt signed by the Respondent on October 19, 2018.
7. On January 15, 2019 and February 12, 2019, the CEAAB heard testimony and reviewed evidence, in compliance hearing of the case. The previously ordered fine set forth by the CEAAB on October 9, 2018, was ordered to continue until such time as the property had been brought into compliance or the accumulated daily fine had reached the assessed value of the property. Neither Respondent nor Representative were present at either meeting. On both occasions, an "Official Notice of Confirmation of Action and Official Notice of CEAAB Hearing" was sent via Certified Mail to the Respondents, with return receipts signed for by Mr. Keegan.
8. On August 13, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in "non-compliance" and issued an **"Order Closing the Case and Imposing a Fine"** in the amount of \$166,000.00 for the 332 days of continued violation, plus the cost of abatement for the cutting of the overgrown weeds and grass. The Board further ordered that the City of St. Augustine record the fine with the St. Johns County Clerk of Courts, and unanimously approved recommendation of the property be sent to the City Commission for Authorization of Foreclosure.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN ~~AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL~~ OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY.

DONE AND ORDERED THIS 13th DAY OF AUGUST, 2019 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

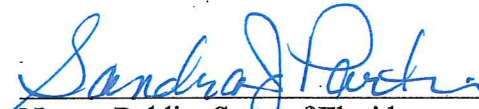
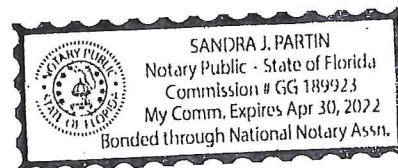


STEPHEN SIMMONS, VICE-CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

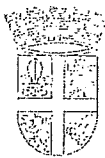
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephen Simmons, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 13th day of August, A.D., 2019.


Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code

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City of St. Augustine

P.O. BOX 210
ST. AUGUSTINE, FL 32085-0210
PHONE: (904) 825-1020
FAX: (904) 825-1051

PURCHASE ORDER NUMBER must appear on all
invoices, shipping papers & packages.

PURCHASE ORDER # 20191480-01 **FY** 2019
Page Number: 1

1. PAYMENT will be made from ORIGINAL invoice ONLY.
invoice in duplicate.
2. Please prepay all shipping charges.
Collect shipments will be refused.
3. Tax Exempt # 85-8012735961C-9

Fitzgerald Excavating
425 Carcaba Rd.

St Augustine, FL 32095

On-Site Location

St. Augustine, FL
32084

Tel 904-829-8794
Fax 904-829-8794

Requisition
20190687

Delivery Reference
Sandy Partin (904) 825-1066

DATE ORDERED	PO NUMBER	DATE REQUIRED	QUANTITY REQUIRED	DELIVERY LOCATION
09/12/19	000788	09/30/19	As Required	Administration
LN	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE
001	Per Quote dated 09/09/2019. Provision of all labor, equipment and materials necessary to mow property and trim bushline in accordance with abatement order. Abatement of property located at 41 Cincinnati Avenue ; Case No. CE2018-0417 00151510-53472	1.00 TTL	600.00000	600.00
			PO Total	600.00

AUTHORIZED SIGNATURE

